

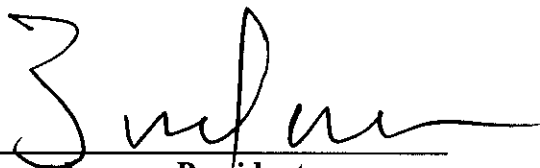
**ORDER: OPEN PUBLIC HEARING ON CONDITIONAL USE PERMIT TO DEVELOP  
A SINGLE-FAMILY RESIDENTIAL RENTAL COMPLEX, RIGHT WAY REALTY,  
LLC RENTALS, IN A RURAL (A-1) DISTRICT ON LAFAYETTE COUNTY PARCELS  
123-06-023 AND 131-01-008**

Motion was made by Tim Gordon, duly seconded by Greg Bynum, to open Public Hearing on Conditional Use Permit to develop a Single-Family Residential Rental complex, Right Way Realty, LLC Rentals, in a Rural (A-1) District on Lafayette County Parcels 123-06-023 and 131-01-008.

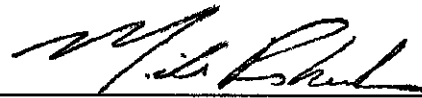
The vote on the motion was as follows:

Supervisor Brent Larson, voted yes  
Supervisor John Morgan, voted yes  
Supervisor Tim Gordon, voted yes  
Supervisor Scott Allen, voted yes  
Supervisor Greg Bynum, voted yes

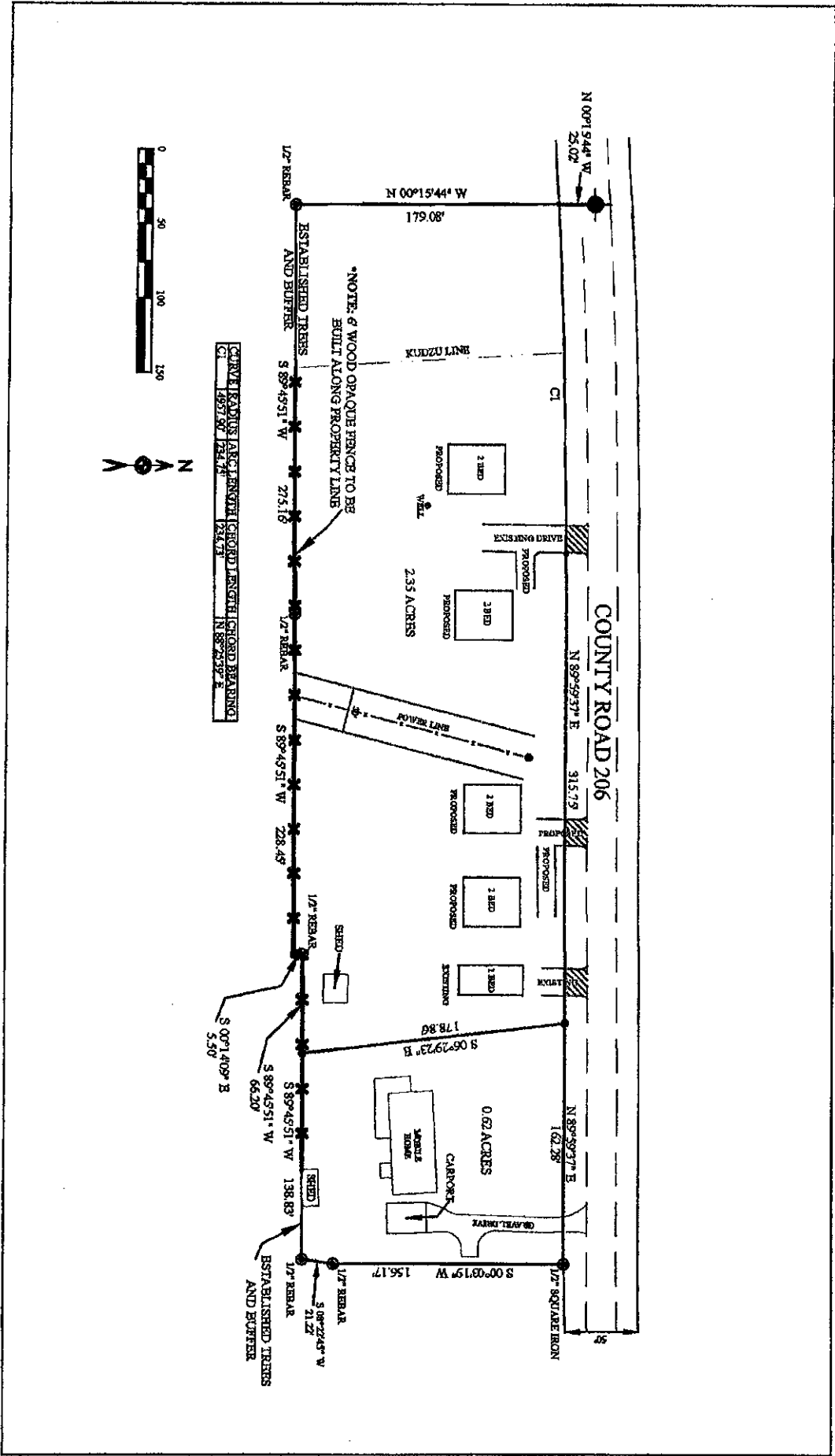
After the vote, President Larson, declared the motion carried, this the 17<sup>th</sup> day of June, 2024.



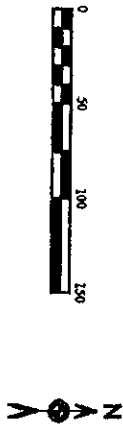
**Brent Larson, President  
Board of Supervisors**



**Mike Roberts, Chancery Clerk**



CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI	1897.90'	724.74'	N 89°21'27\" E
		124.73'	



\*NOTE: 6' WOOD OPAQUE FENCE TO BE BUILT ALONG PROPERTY LINES

2.35 ACRES

0.62 ACRES

COUNTY ROAD 206

**David A. Evans, III, PE, PLS**  
**208 Avalon Lane**  
**Oxford, Mississippi, 38655**  
**(662) 902-5005**  
**dae3pe@gmail.com**

April 11, 2024

County Road 206  
Lafayette County, Mississippi

RE: Stormwater Runoff Calculations

Rainfall Depth by Rainfall Return Period (inches)						
1 - Year	2 - Year	5 - Year	10 - Year	25 - Year	50 - Year	100 - Year
3.5	4.1	5.1	5.8	6.8	7.4	8.2

**Pre-Development Conditions**

Area: 2.35 Acres  
Land Use: Light woods and grass  
CN: 65  
Time of Concentration (Tc): 0.189

Peak Flow (cfs)		
25-Year	50-Year	100-Year
9.32	10.82	12.87

**Post-Development Conditions**

Area: 2.35 Acres  
Land Use: Light woods and grass (2.16 Acres)  
          Impervious (Roofs) (0.13 Acres)  
          Impervious (Gravel Drives) (0.06 Acres)

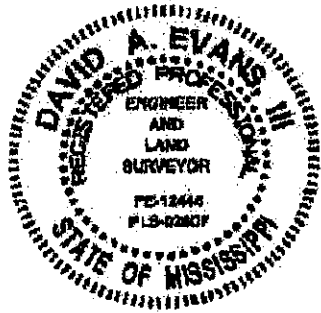
CN: 67  
Time of Concentration (Tc): 0.189

Peak Flow (cfs)		
25-Year	50-Year	100-Year
9.98	11.50	13.59

Increase Stormwater runoff due to improvements:

Peak Flow (cfs)		
25-Year	50-Year	100-Year
0.66	0.68	0.72

No storm water detention is necessary for the proposed development due to the fact the increase in stormwater runoff for the post development property is less than 1 cfs for the 100-Year storm event.



A handwritten signature in black ink, appearing to read "D A E", written over a horizontal line.

David A. Evans, III, PE, PLS

Date: 04/11/2024

**HOPEWELL WATER ASSOCIATION, INC.**  
P.O. BOX 366  
OXFORD, MISSISSIPPI 38655

April 9, 2024  
Right-Way Realty LLC  
April D. White Contractor  
2008 Hwy 30 East  
Oxford, MS 38655

Re: Right Way 206, 5 rental homes  
Lafayette County, MS

Dear Mrs. White:

Hopewell Water Association will provide potable water service to the above referenced development in accordance with the terms and conditions of the Association's Policies and Procedures Manual. A copy of this document is attached herewith. The portion of the proposed development that currently lies within the Association's existing certificated area is located at a fractional part of the southwest quarter of section 6, township 8 south, range 2 west, and a fractional part of the southeast quarter of section 1, township 8 south, range 2 west in Lafayette County, MS.

The developers of Right Way 206 will be responsible for all costs associated with the water distribution required to provide potable water service to and within the development in accordance with Hopewell Policies and Procedures. See #8 Service Extension Policy: In general terms, it is the Association's policy that all new customers pay the full cost (both the direct and indirect costs) of the required service extension plus a reasonable impact fee to compensate the Association for maintaining excess capacity in its water system which is available to serve new customers. We will also need Mississippi Department of Health site plan approval for the development.

If any additional information is needed, please contact me at your convenience.

Sincerely,

*Libby Lytle*

Libby Lytle, President  
Hopewell Water Association, Inc.  
6622348940

FILED  
STATE OF MISSISSIPPI  
LAFAYETTE COUNTY

2023 FEB -6 P 2:32

CHANCERY CLERK

BY DC

AB



*Blaney G. Vane* Chancery Clerk  
Instrument 2023 - 851  
Filed/Recorded 2/6/2023 02:38 P  
3 Pages Recorded  
Lafayette County, Mississippi

This instrument prepared by and to be returned to:  
Mitchell, McNutt & Sams, P.A.  
Matthew M. Moore, Esq.  
MS Bar # 100779  
P. O. Box 947  
Oxford, Mississippi 38655  
(662) 234-4845

Grantor:  
White Oak Ridge, LLC  
a Mississippi limited liability company  
6 County Road 212  
Oxford, MS 38655  
(662) 801-9886

Grantee:  
Right Way, LLC  
a Mississippi limited liability company  
6 County Road 212  
Oxford, MS 38655  
(662) 801-9886

**INDEXING INSTRUCTIONS:**  
Section 1, Township 8 South, Range 3 West, and Section 6, Township 8 South, Range 2 West,  
Lafayette County, Mississippi.

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

**WARRANTY DEED**

FOR AND IN CONSIDERATION of TEN AND NO/100 (\$10.00) DOLLARS, cash  
in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of  
which is hereby acknowledged, WHITE OAK RIDGE, LLC, a Mississippi limited liability  
company, does hereby grant, bargain, sell, convey and warrant unto

**RIGHT WAY, LLC,**  
a Mississippi limited liability company

that certain tract of land lying situate in Lafayette County, Mississippi, being more particularly described as follows, to-wit:

A fractional part of the Southwest Quarter of Section 6, Township 8 South, Range 2 West, and a fractional part of the Southeast Quarter of Section 1, Township 8 South, Range 3 West, Lafayette County, Mississippi and being more particularly described as follows:

Commencing at a rock found at the Northeast corner of Section 6, Township 8 South, Range 2 West, Lafayette County, Mississippi; thence run S 06°43'12" E a distance of 2679.66' to a ½" rebar set on the southern line of County Road 206 (25' from centerline) and being the point of beginning of the tract of land herein described; thence S 06°29'23" E leaving said southern line of County Road 206 a distance of 178.86' to a set ½" rebar; thence S 89°45'51" W a distance of 66.20' to a found ½" rebar; thence S 00°14'09" E a distance of 5.50' to a set ½" rebar; thence S 89°45'51" W a distance of 503.61' to a found ½" rebar; thence N 00°15'44" W a distance of 179.08' to a point on the southern line of County Road 206 being referenced by a mag nail set N 00°15'44" W a distance of 25.02'; thence along said southern line of County Road 206 with a curve turning to the right with the following elements: an arc length of 234.75', a radius of 4957.90', a chord bearing of N 88°25'39" E, and a chord length of 234.73' to a point; thence N 89°59'37" E a distance of 315.75' to the point of beginning and having an area of 2.35 acres.

THIS CONVEYANCE AND WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. 2022 Lafayette County, Mississippi, Ad Valorem taxes, which shall be prorated as of the closing date hereof and shall be borne in full by the Grantee.
2. Mineral reservations and conveyances, if any, by prior owners.
3. All rights-of-way and easements for public streets/roads and public utilities.

4. Any and all zoning and use regulations, if any, of Lafayette County, Mississippi, as may applicable.

WITNESS THE EXECUTION of this instrument on this, the 22nd day of November, 2022.

White Oak Ridge, LLC  
a Mississippi limited liability company

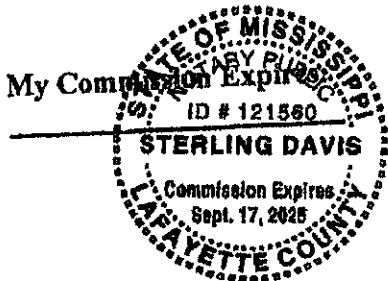
BY: [Signature]  
Terry White, Member / Manager

STATE OF MISSISSIPPI  
COUNTY OF LAFAYETTE

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Terry White, as Member / Manager of White Oak Ridge, LLC, a Mississippi limited liability company, who acknowledged that in such capacity he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, for and on behalf of said limited liability company and as its act and deed, having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this, the 22nd day of November, 2022.

[Signature]  
NOTARY PUBLIC



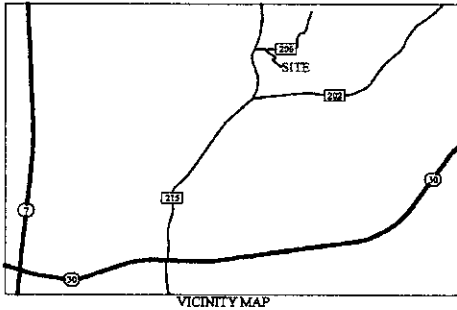
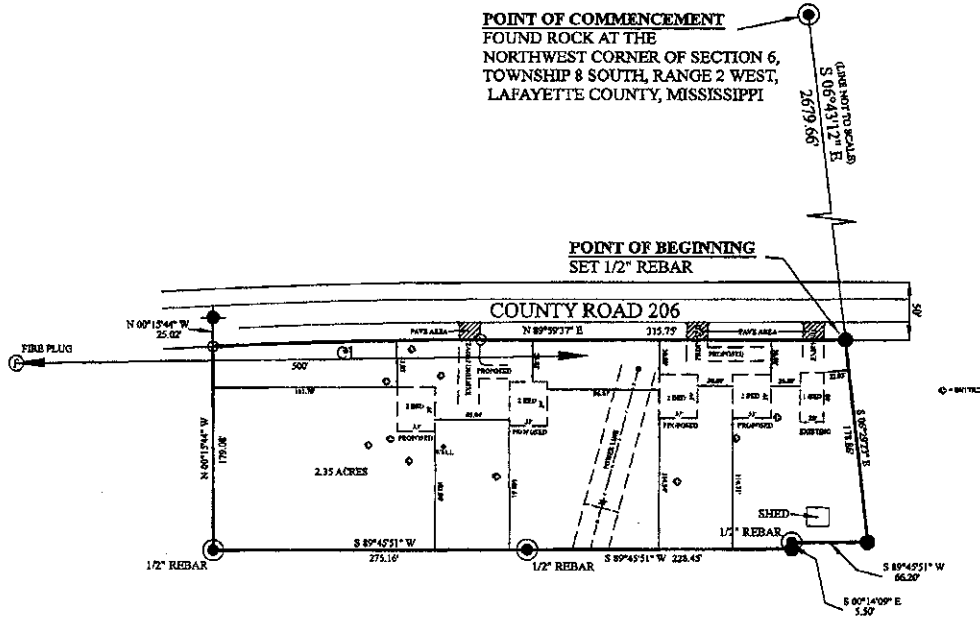


**REFERENCE MATERIAL**

BOOK	PAGE
2017	9177
2014	8823
2012	2367
490	103
394	116
375	537

- ⊙ = FOUND MONUMENTS
- = SET 1/2" REBAR
- ◆ = SET MAG NAIL

BEARINGS ARE DERIVED FROM GPS OBSERVATIONS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4957.90'	234.75'	234.73'	N 88°25'39\"/>	



**DESCRIPTION OF SURVEY**

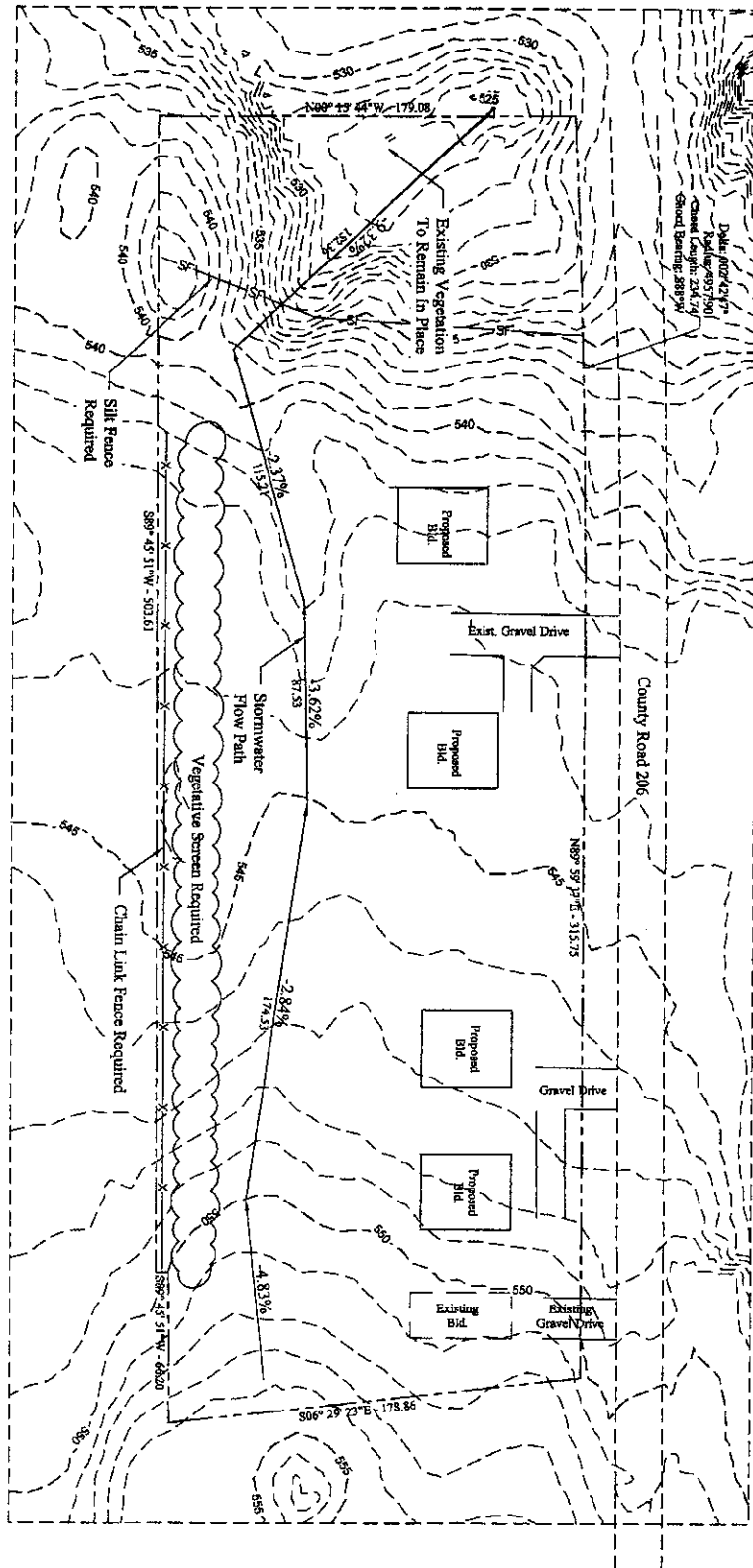
A FRACTIONAL PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 2 WEST, AND A FRACTIONAL PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK FOUND AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 2 WEST, LAFAYETTE COUNTY, MISSISSIPPI; THENCE RUN S 06°43'12" E A DISTANCE OF 2679.66' TO A 1/2" REBAR SET ON THE SOUTHERN LINE OF COUNTY ROAD 206 (25' FROM CENTERLINE) AND BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S 06°29'23" E LEAVING SAID SOUTHERN LINE OF COUNTY ROAD 206 A DISTANCE OF 178.86' TO A SET 1/2" REBAR; THENCE S 89°45'51" W A DISTANCE OF 66.20' TO A FOUND 1/2" REBAR; THENCE S 00°14'09" E A DISTANCE OF 5.50' TO A SET 1/2" REBAR; THENCE S 89°45'51" W A DISTANCE OF 503.61' TO A FOUND 1/2" REBAR; THENCE N 00°15'44" W A DISTANCE OF 179.08' TO A POINT ON THE SOUTHERN LINE OF COUNTY ROAD 206 BEING REFERENCED BY A MAG NAIL SET N 00°15'44" W A DISTANCE OF 25.02'; THENCE ALONG SAID SOUTHERN LINE OF COUNTY ROAD 206 WITH A CURVE TURNING TO THE RIGHT WITH THE FOLLOWING ELEMENTS: AN ARC LENGTH OF 234.75', A RADIUS OF 4957.90', A CHORD BEARING OF N 88°25'39" E, AND A CHORD LENGTH OF 234.73' TO A POINT; THENCE N 89°59'37" E A DISTANCE OF 315.75' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 2.35 ACRES.

CERTIFICATE: I DO HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS FOR A CLASS "C" SURVEY SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS FOR SURVEYING IN THE STATE OF MISSISSIPPI.

JAMES J. TRELOAR, PS 3253 68 COUNTY ROAD 354 OXFORD, MS 38655 PHONE 662-816-8275	<b>2.35 ACRES</b>		<b>COUNTY ROAD 206 LAFAYETTE COUNTY, MS</b>		<b>FIGURE 1 OF 1</b>			
	DRAWN	DT	DATE	APPROVED	JT	SCALE	1"=100'	PROJECT NO.

- GENERAL NOTES**
1. Silt fence shall be installed in locations shown to ensure silt does not leave property.
  2. A designated area shall be established for concrete wash out. Erosion control measures shall be installed to protect surrounding areas.
  3. Contractor to ensure mud is not tracked onto public roads.
  4. All disturbed areas are to be grassed.



Phase	Area (acres)	Stormwater Calculations		
		Storm Frequency	Rainfall Depth (inches)	
		25	50	100
		6.8 (dfs)	7.4 (dfs)	8.2 (dfs)
Pre	2.35	65	9.32	10.82
Post	2.35	67	9.98	11.50
Increase			0.66	0.68
			0.68	0.72

Property Area: 2.35 Acres  
Disturbed Area: < 1 Acre

**AREA BREAKDOWN**  
 Grass/Light Woods: 2.16 Acres  
 Impervious (Roads): 0.13 Acres  
 Impervious (Gravel Drives): 0.06 Acres  
 Total Area: 2.35 Acres

DAVID A. EVANS, III, PE, PLS



David A. Evans, III, PE, PLS

Professional Engineer & Professional Land Surveyor

208 Avalon Lane  
 Oxford, Mississippi 38655  
 Phone: (662) 902-5005  
 email: dae3pe@gmail.com

Stormwater Prevention Plan  
 Right Way 206  
 County Road 206  
 Lafayette County, Mississippi

Project Number: SP-MS(36)-0411-24

Date of Survey

N/A

Date of Plot

04/11/2024

Scale: 1" = 50'

Class of Survey: N/A

Sec. 6 Town. 8 S Range 2 W

Drawn By:

Checked By:

State Plane Zone: MS NAD 83 E

Convergence Angle and Scale Factor Calculated @ P.O.B.

Unit: U.S. Survey Foot

Convergence Angle: N/A

Scale Factor: N/A

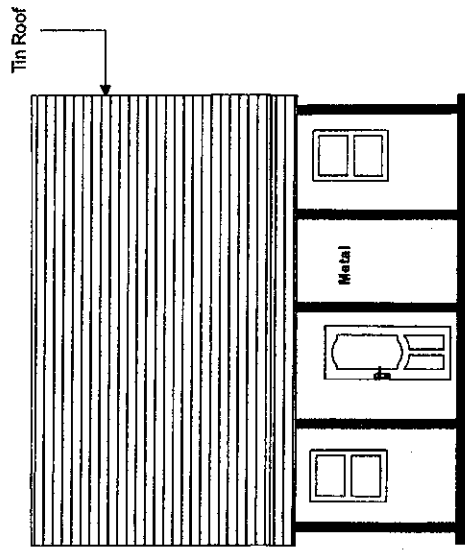
Grid North



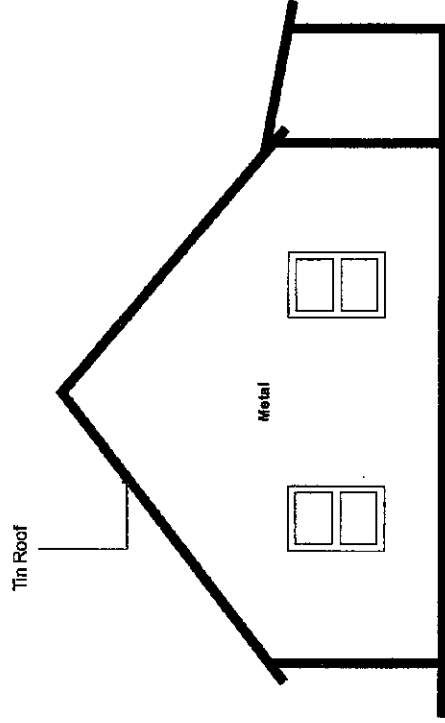
Sheet 1 of 1



# County Road 206 2 Bedroom



Front Elevation



Side Elevation

